FILE BOX 57

Davidson County DEEDWARR
Recvd: 02/15/02 14:30 3pgs
Fees:18.00 Taxes:1167.72
20020215-0020391

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $315,600.00

AFFIANT

Subscribed and sworn to before me, this 14th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 10/2005

LISA W. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Beazer Homes Corp. d/b/a Phillips Builders 2910 Kraft Drive Nashville, TN 37204	SAME	Map 126-16A Parcels **6,24,25,26,27, & 35**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE CORPORATION. (AGrantor") does hereby bargain, sell, transfer and convey unto Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation ("Grantee") its successors and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Lots 6,24,25,26,27, & 35 on the Plan of Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record as Instrument Number 20011026-0117231, recorded October 26, 2001, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lots.

Being a portion of the property conveyed to RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE CORPORATION by deed from ADELAIDE S. ROBB, JOHNNIE MAI DAVIS, and ADELAIDE S. ROBB and JOHNNIE MAI DAVIS, as TRUSTEES UNDER THE WILL OF HILDA RAY WILLARD, DECEASED of record as Instrument Number 20010425-0040967 recorded April 25, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Beazer Homes Corp. d/b/a Phillips Builders, its successors and assigns, forever.

AND RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE

CORPORATION does hereby covenant with the said Beazer Homes Corp. d/b/a Phillips Builders that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND RIVERWALK DEVELOPMENT PARTNERS, INC., A TENNESSEE CORPORATION. does further covenant and bind itself, its heirs, representatives and assigns to warrant and forever defend the title to said land to the said Beazer Homes Corp. d/b/a Phillips Builders, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 14th day of February, 2002.

RIVERWALK DEVELOPMENT PARTNERS, INC.

By: _____
G. Allen Patton, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of RIVERWALK DEVELOPMENT PARTNERS, INC., the bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of February, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/05

LISA W. CARNES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

EXHIBIT A
Permitted Encumbrances

1. Metro Taxes for the year 2002 and subsequent years, a lien, but not yet due or payable. Taxes will be pro rated outside closing by the parties with each to be responsible for their respective share of taxes for 2002.

2. Plan of Newsom Land of record at Plat Book 1, page 25, and in Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, page 396, Register's Office for said County.

4. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, Register's Office for said County.

5. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, Register's Office for said County, and Judgment of record in Book 4226, page 715, Register's Office for said County.

6. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for said County.

7. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315, Book 7526, page 318 and in Book 7526, page 324, Register's Office for said County.

8. Matters shown on Plan of Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record as Instrument Number 20011026-0117231, recorded October 26, 2001, Register's Office Davidson County, Tennessee.